



£ 332500

3 Bed House - End Terrace, Bach Close, Brighton Hill, Basingstoke

Barons Estate Agents are delighted to present this three bedroom, end of terrace property situated in Bach Close, Brighton Hill. Internally, the accommodation comprises of an entrance hallway, lounge, dining room, cloakroom, kitchen/breakfast room and conservatory on the ground floor. Upstairs there are three bedrooms and a family bathroom. Externally, the property features enclosed front and rear gardens, communal parking and a garage. Additional benefits include gas central heating and double glazing throughout. A viewing would be strongly advised by the vendor's sole agent.

## Location

Bach Close is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. The mainline railway is within a short drive with a direct link to London Waterloo in 45 minutes. Local shops and retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

## Tenure

Freehold

## Council Tax Band

Band C

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

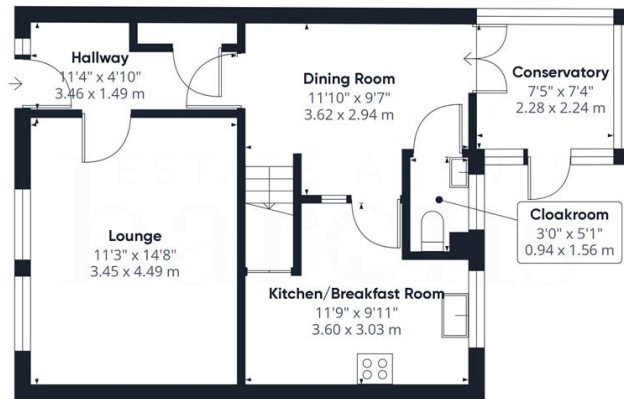
## 🏠 KEY POINTS & FEATURES

---

- 🏠 End of Terrace Family Home
- 🏠 Kitchen/Breakfast Room
- 🏠 Conservatory
- 🏠 Three Bedrooms
- 🏠 Cloakroom
- 🏠 Garage
- 🏠 Two Reception Rooms
- 🏠 Family Bathroom
- 🏠 Gas Heating & Double Glazing Throughout







Floor 0



Floor 1

ESTATE AGENTS  
**barons**

Approximate total area<sup>(1)</sup>  
930.33 ft<sup>2</sup>  
86.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	